

**PANTHER CREEK ASSOCIATION OF HOMEOWNERS, INC.
ANNUAL MEETING MINUTES**

December 19, 2007

Sem Elementary School
12721 Honey Grove Drive, Frisco, Texas 75035

ATTENDEES: **SBB** – Betty Crudden, Community Manager
 Adam Sabourin, Administrative Assistant
 Jane Evans, Administrative Assistant

Welcome and Call to Order

The Annual Meeting of the Panther Creek Homeowners Association, Inc. was opened by Chairman Lee Myrben and turned over to President Bill Woodard to conduct the meeting. The meeting was called to order at 7:05 p.m., and a quorum was established.

Lee Myrben thanked everyone for coming and gave a brief overview of the pizza, child care and restrooms at the facility. He introduced the other members of the Board of Directors and members of the SBB Management Company team. Nicole Derrick was introduced. Nicole is with Chase Bank, who sponsored the pizza and water for the meeting. Several current and former City of Frisco officials were present, and they were introduced: Mayor Mike Simpson; Councilman Dr. Jim Joyner and Tony Felker,; Voter Registrar, Isabel Sem; former Mayor of City of Frisco and candidate for US House of Representatives, Kathy Seei; former Councilman of City of Frisco and candidate for Mayor of Frisco Maher Maso and candidate for County Commissioner Victor Manuel. The Committee Chairpersons were recognized: Robert Guthrie (Architectural Control), Bill Milford (Covenants), Scott Greer (Safety), Adam Williams (Communications), Evelyn Harvey (Pool), Ariel Ortegon (Beautification) and Amber Wilson (Social).

Proof of Notice and Approval of 2006 Minutes

Bill Woodard acknowledged the proof of notice for the meeting. He then asked for any questions regarding the Minutes from the 2006 Annual Meeting. There were no questions. A motion was made, seconded and unanimously approved to accept the 2006 Annual Meeting Minutes with no revisions.

Updates and Old Business

The Committee Chairpersons then gave reports of the activities of their committees for the past year and expectations for 2008.

Board members discussed other aspects of the Association's operation. Eric Ciminski reported on the financial audit. Jeanne Rubin reported on the Reserve Study. Bill Woodard briefly discussed the difference between PID assessments from the City (reimbursement of PID improvement installations) and from the HOA (maintenance of the PID improvements). Jennifer Hampton explained about the upcoming breakout into committees and urged everyone to talk with a committee, whether or not they felt they could volunteer.

Mayor Mike Simpson spoke and was complimentary to the Panther Creek Estates HOA for the good attendance at the meeting. He briefly discussed upcoming nearby road projects including Preston Road (this is a state road project, although the City will be doing the fifth and sixth lanes) and Eldorado Parkway from the Tollway to Preston. The Mayor stated that the city was happy to attend community meetings and would even host a meeting on a specific city topic if desired.

The meeting broke out into individual committee discussions for approximately 10 minutes. When members had regained their seats, Treasurer Brian Reinhardt gave a brief report. He explained that the Association is in good financial shape. Brian mentioned that the Board would be bidding out major contracts in 2008, including management, landscape/irrigation maintenance and pool maintenance. Brian briefly stated that the Board is investigating possible additional improvements to the pool area including the addition of a card key reader system, expanding the current pool and/or the addition of a spray park area.

New Business

Covenants Committee Chair Bill Milford spoke on the proposed changes to the Panther Creek Association of Homeowners, Inc. Bylaws. The proposed changes are mostly minor to correct spelling or subdivision name. One change allows the Board to set the Annual Meeting date up to ninety (90) days prior to fiscal year end rather than the thirty (30) days currently allowed.

President Bill Woodard asked for questions regarding the proposed changes to the Bylaws. When no questions were presented, he asked for a motion to approve the changes. The motion was made, seconded and unanimously approved.

Questions & Answers

A brief question and answer period was held.

Contest and Drawing

Chairperson of the Beautification Committee, Ariel Ortegon, announced the winners of the holiday decorating Yard of the Month contest for December. The winners are the Duffy home at 11441 Kingsville and the Thomas home at 11755 Snyder. The Coleman home at 11698 Mansfield was named runner up.

Drawings were held for door prizes. The winners were: Chris Wood, Dionne Tipawing, Josie Medina and Michelle Duffy. Vijay Cancharla was the winner of the prize donated by William Burns of Liberty Mutual.

Adjournment

The meeting was duly adjourned at 8:25 p.m.